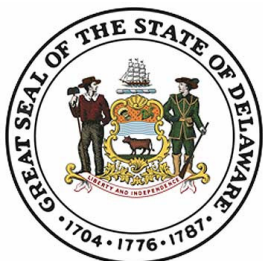


BEWARE OF FORECLOSURE SCAMS

Homeowners facing foreclosure are often targeted by scammers with offers to “save” their home. These scam artists get homeowners’ money, but fail to provide any real assistance. Delaware law regulates foreclosure “rescuers” by requiring that:

- Contracts be in writing and provide notice of cancellation rights.
- Contracts be provided to homeowners at least 24 hours before signature.
- No money be collected until ALL services are performed as promised.

**Report foreclosure scams to the
Attorney General’s Office at
1-800-220-5424**



Attorney General
Joseph R. “Beau” Biden, III

Delaware Foreclosure Mediation Program



*In danger of losing your home to
foreclosure? Free help is available!*

Contact the Attorney General’s
Office to learn how you may be able
to save your home.

1-800-220-5424

www.attorneygeneral.delaware.gov

mortgage.mediation@state.de.us

Delaware’s free foreclosure mediation program is available to homeowners who:

1. Have taken out a mortgage on a one- to four-unit home in Delaware.
2. Use that home as their primary residence.
3. Have had their mortgage foreclosed upon on or after January 19, 2012.

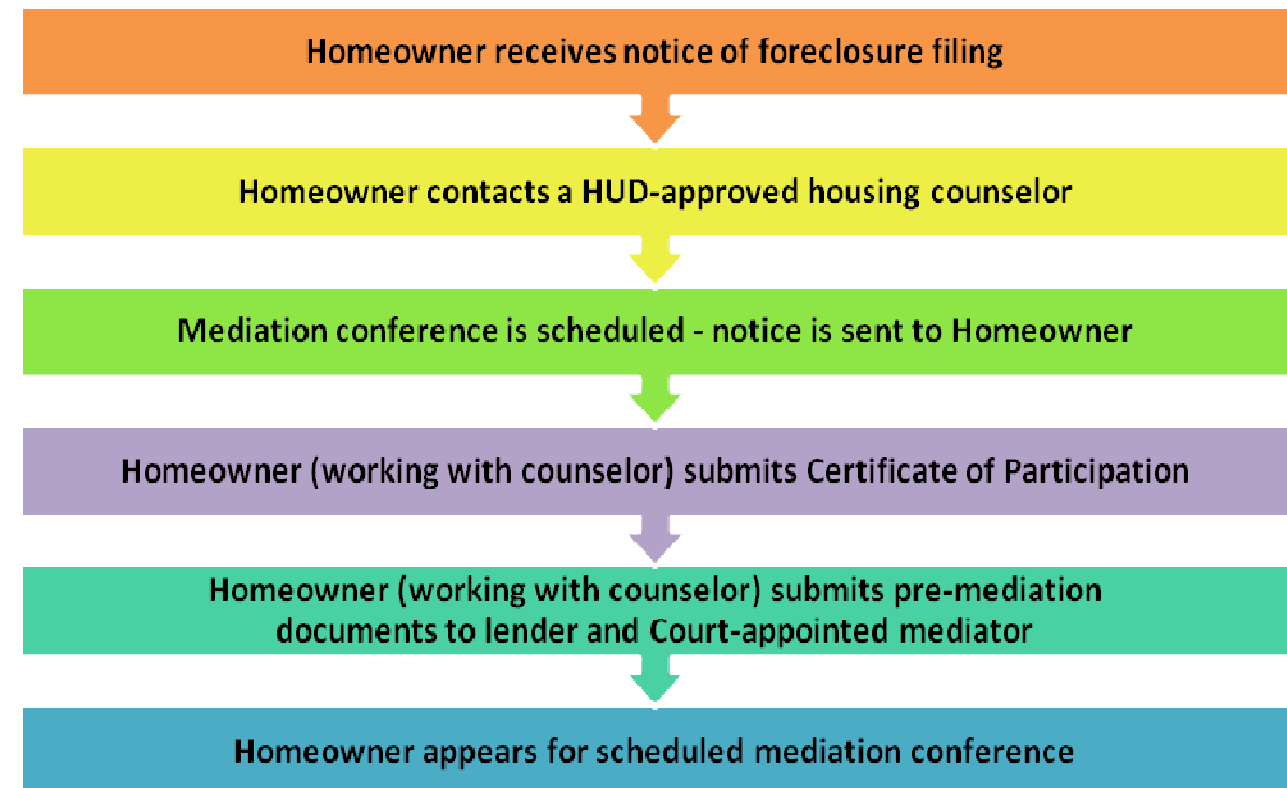
Getting started:

1. Contact a HUD-approved housing counselor and complete a Certificate of Participation Form (see list of housing counselors on the next page).
2. Watch for scheduling notices and other important information in the mail.

Act now!

Starting the mediation process as soon as possible after you receive a notice of foreclosure may help you save your home. Contact a HUD-approved housing counselor who will guide you through the steps.

Mediation process:





THE FORECLOSURE MEDIATION PROGRAM requires lenders to meet with homeowners to discuss alternatives to foreclosure *before* a homeowner loses their home.

POSSIBLE ALTERNATIVES TO FORECLOSURE INCLUDE:

HOMEOWNER REMAINS IN THE HOME:

Loan Modification: An agreement to permanently change one or more of the terms of the mortgage contract to make payments more manageable.

Loan Repayment: The lender gives the homeowner a fixed amount of time to repay the amount they are behind by adding a portion of what is past due to their regular payments.

Forbearance Agreement: Mortgage payments are reduced or suspended for a period of time. At the end of that time, the

homeowner resumes their regular payments as well as a lump sum payment or additional partial payments for a period of time to bring the loan current.

HOMEOWNER EXITS THE HOME:

Short Sale: The lender allows a home to be sold for less than the amount owed on the mortgage, agreeing to forgive the shortfall between the sale price and the mortgage balance.

Deed in Lieu: The homeowner voluntarily transfers their property title to their lender in exchange for cancellation of the remainder of their debt.

CONTACT INFORMATION

Government Resources:

State Government

Office of the Attorney General
820 North French Street
Wilmington, DE 19801
1-800-220-5424 or (302) 577-8600
www.attorneygeneral.delaware.gov/mortgageforeclosure

Delaware State Housing Authority
18 The Green
Dover, DE 19901
1-888-363-8808 or (302) 739-4263
www.deforeclosurehelp.org

Federal Government

Federal Trade Commission
www.ftc.gov
U.S. Department of Housing & Urban Development (HUD)
www.hud.gov
Making Home Affordable Program
www.makinghomeaffordable.gov

Homeowner's HOPE Hotline (24 hours/day)
1-888-995-HOPE

HUD-approved counseling agencies:

CCCS of Maryland & Delaware
Delaware.....(866) 731-8486

First State Community Action Agency, Inc.
Dover, DE.....(302) 674-1355
Georgetown, DE(302) 856-7761
New Castle, DE.....(302) 498-0454
www.firststatecaa.org

Hockessin Community Center
Hockessin, DE.....(302) 239-2363

Housing Opportunities of Northern Delaware, Inc.
Wilmington, DE(302) 429-0794
www.hond.org

Interfaith Community Housing of Delaware
Dover, DE (Kent and Sussex).....(302) 741-0142
Wilmington, DE.....(302) 652-3991
www.ichde.org

NCALL Research, Inc.
Dover, DE.....(302) 678-9400
Newark, DE.....(302) 283-7505
Georgetown, DE.....(302) 855-1370
www.ncall.org

Neighborhood House, Inc.
Middletown, DE(302) 378-7217
Wilmington, DE(302) 652-3982
www.neighborhoodhse.org

West End Neighborhood House, Inc.
Wilmington, DE(302) 658-4171
www.westendnh.org

YWCA Delaware
Newark, DE.....(302) 224-4060
www.ywcade.org